

THE WING, LE COURTIL DANIEL

SOLE AGENT

£1,450



1

BEDROOM

1

BATHROOM

£1,450 LOCAL MARKET, ST. SAMPSON

The Wing, Le Courtil Daniel is a well-presented wing offering generous living accommodation in St. Sampsons. The property comprises entrance hall, kitchen/dining room, sitting room, separate utility room, shower room, and double bedroom. Externally, there is parking for two vehicles and a south-facing private rear garden, accessed from the sitting room through double doors. There is an additional monthly charge of £95 which covers cesspit, water, and refuse rates. The tenants are responsible for electric and any additional bills (phone/internet). Available end of August on an unfurnished basis, two months deposit required. No pets, children, or smokers.



LIVINGROOM

The Channel Island Estate Agent





GROUND FLOOR

| | |
|---------------------|-------------|
| Sitting room | 16'0 x 12'8 |
| Kitchen/dining room | 14'5 x 13'6 |
| Utility room | 8'4 x 5'2 |
| Bathroom | 9'7 x 4'9 |
| Bedroom | 13'0 x 8'9 |

KEY FACTS

- Available end August
- Parking for two cars
- Small enclosed garden
- Unfurnished

SERVICES

- Mains services

DRAINAGE

- Cesspit

HEATING

- Central Heating

APPLIANCES

- Homark oven
- Homark hob and fan
- Hoover fridge/freezer
- Beko dryer
- Hotpoint slimline dishwasher

INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

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